



**MINUTES
ZONING ADMINISTRATOR PUBLIC HEARING MEETING
REGULAR MEETING OF NOVEMBER 8, 2010**

CALL TO ORDER: Zoning Administrator Barbara Meerjans

PRESENT: Zoning Administrator Barbara Meerjans

STAFF PRESENT: Barbara Meerjans, Zoning Administrator
Joel Pullen, Planner II
Tanu Jagtap, Zoning Technician

PUBLIC HEARING ITEMS

- Item 1. **DRACOLOR – 38623 FREMONT BOULEVARD – (PLN2010-00257)** – to consider a Zoning Administrator Permit for a spray booth within an autobody repair shop located within a multi-tenant building in the Centerville Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Minor Alteration of an Existing Structure.
Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 1: **HOLD PUBLIC HEARING.**

AND

FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO GUIDELINE 15301, MINOR ALTERATION OF AN EXISTING FACILITY; BECAUSE THE PROPOSED SPRAY BOOTH INSTALLATION WOULD NOT SIGNIFICANTLY ALTER THE TENANT SPACE OR THE BUILDING AS A WHOLE.

AND

FIND THE ZONING ADMINISTRATOR PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE INDUSTRIAL LAND USE SECTION OF THE CITY'S GENERAL PLAN AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE THE ZONING ADMINISTRATOR PERMIT, AS SHOWN ON EXHIBIT "A", SUBJECT TO THE FINDINGS AND CONDITIONS LISTED IN EXHIBIT "B".

ITEM 1 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Item 2. **BENZON ADDITION – 3661 WYNDHAM DRIVE – (PLN2011-00070)** – to consider a Zoning Administrator Permit for Site Plan Architectural Approval (as per P-91-11) to add a 266 square foot single story addition to a property located in the Centerville Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Minor Alteration of an Existing Structure. Project Planner – Joel Pullen, (510) 494-4436, jpullen@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 1: **HOLD PUBLIC HEARING.**

**AND
FIND THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER GUIDELINE 15301 AS A MINOR ALTERATION OF AN EXISTING STRUCTURE.**

**AND
BASED ON THE ACCURACY OF THE MATERIAL SUBMITTED, FIND THE PROPOSED ZONING ADMINISTRATOR PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATION AND GOALS SET FORTH IN THE GENERAL PLAN'S HOUSING ELEMENT AS ENUMERATED WITHIN THE STAFF REPORT.**

**AND
APPROVE THE PROPOSED ZONING ADMINISTRATOR PERMIT AS SHOWN ON EXHIBIT "A", BASED ON FINDINGS AND SUBJECT TO CONDITIONS ON EXHIBIT "B".**

ITEM 2 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 2:30 p.m.

APPROVED BY:



Barbara Meerjans
Zoning Administrator